

U.S. Post Office and Courthouse

1956 2nd Avenue, Rock Island, IL

The U.S. Post Office and Courthouse was constructed in 1956 and is owned by the U.S. Postal Service (USPS). The building is a steel and concrete structure with light brick and limestone exterior walls with an international style design. The structure is two stories in height with a basement and contains approximately 93,600 gross square feet with a net rentable area of roughly 82,600 square feet.¹ Current occupants include the USPS, District Court, Bankruptcy Court, Probation, Marshals Service, DHS Immigration and Customs Enforcement (ICE), U.S. Attorney's, U.S. Trustees, and Federal Public Defender². The agencies occupy most of the first and second floors of the building. The building serves the Central District of Illinois and houses one seated District judge (Chief Judge Sara Darrow) along with visiting District and Bankruptcy judges.



A tenancy agreement (TA) between the USPS and GSA allows for the use and occupancy in the building. USPS rents to GSA 40,407 rentable square feet and 42 surface parking spaces under four separate lease agreements.

Agency	Lease Number	OA Number	Lease Effective	Lease Expiration	RSF	Surface Parking
1525-UNITED STATES MARSHALS SERVICE	LIL17592	AIL02776	10/1/2004	9/30/2019	9,446	2
7055-U.S. IMMIGRATION & CUSTOMS ENFORCEMENT (ICE) *	LIL17896	AIL05491	12/1/2008	11/30/2018	8,019	19
1041-DISTRICT JUDGE COURTROOMS	LIL18488	AIL05894	10/1/2009	9/30/2019	12,046	6
1014-BANKRUPTCY JUDGE COURTROOMS	LIL18488	AIL05895	10/1/2009	9/30/2019	2,022	0
1044-DISTRICT CLERK	LIL18488	AIL05897	10/1/2009	9/30/2019	2,500	15
1046-PROBATION	LIL18488	AIL05898	10/1/2009	9/30/2019	2,475	0
1535-OFFICE OF U.S. ATTORNEY'S	LIL18488	AIL05941	10/1/2009	9/30/2019	523	0
3609-VETERANS HEALTH ADMINISTRATION ^	LIL18424	AIL05893	8/9/2010	9/30/2019	3,376	0

* ICE lease expired on 11/30/2018 and is currently in holdover.

^ VHA moved out of the building in August 2016 but the space continues to bill as 'GSA Vacant.'

Over the last several years, the USPS has experienced severe financial difficulties and continues to take unprecedented steps to cut costs and consolidate operations. As a result, the building is poorly maintained and experiences ongoing maintenance and performance issues. Since January 2016, GSA has reported over 100 [service requests](#) to the USPS for issues including custodial service, maintenance, plumbing, and heating, ventilation, and air conditioning (HVAC). These issues have attributed to ongoing safety and health concerns throughout the building to include temperature fluctuations, lack of heat/cooling, high humidity levels, visible mold growth, leaking pipes, roof leaks, and water infiltration at the building entrance. On three separate occasions, GSA hired a consultant to conduct an Indoor Air Quality (IAQ) report which included a temperature and relative

¹ [GSA Portfolio Strategy Study - October 1, 2010](#)

² U.S. Trustees and Federal Public Defender are squatting in Court assigned space on the second floor

humidity survey, visual inspection, and bioaerosol (air) sampling in areas of concern within the building. The results of each report³⁴⁵ included detailed recommendations for repair and remediation and indicated that the building was safe to occupy. While the concerns and issues have been escalated to the USPS, the repairs conducted by the USPS have only provided temporary fixes and have not fully mitigated the problems. The air quality reports suggest ongoing conditions could have an adverse effect on the health and safety of building tenants and the public.

Separately, GSA Central Office has been working with the USPS over the past two years to develop a new national lease agreement governing locations where GSA leases space from USPS. This effort was initiated, in large part, due to USPS' inability to address operational issues at their locations, and to properly maintain the buildings in a way that supports our agencies missions. In 2017, a decision was made to charter a national effort to develop strategic housing alternatives for each USPS-owned location. This process included a review of the lease market and input from regional leadership in the Portfolio Management Division, Southern Service Center Operating Division, Real Estate Division, and PBS Regional Commissioner. At the time, the agreed upon long-term solution for Rock Island was not to acquire the building and pursue potential housing options in the lease market⁶. This decision was largely based on the [GSA Portfolio Strategy Study](#) which was completed in October 2010, and outlined significant upfront and ongoing reinvestment needs and a cost/benefit analysis that recommended GSA lease space rather than acquire the building.

On March 8, 2017, an [advertisement](#) seeking market information in Rock Island was posted to FedBizOpps and GSA received interest from several existing buildings and build-to-suit opportunities. At the time, GSA was prepared to move forward with requesting agency requirements for a lease procurement but received resistance from the Judiciary. The Court expressed concerns with the potential locations so the Administrative Office of the U.S. Courts (AOUSC) asked GSA to hold on the procurement pending completion of their Asset Management Planning (AMP) Long Range Facilities Planning (LRFP) effort slated for June 2017. The pause also allowed the AOUSC to begin to budget for a potential move and finalize their space requirements.

On March 26, 2018, GSA officially kicked off the project to pursue housing options to relocate all agencies out of the building. The delineated area was limited to the Central Business District of Rock Island as the District Court is mandated to be located within the city of Rock Island, thereby eliminating neighboring cities such as Milan and Moline, Illinois. Additional requirements included public transit proximity and being located in a predominantly business use area.

Outside of the Central Business District, Rock Island primarily consists of industrial and residential areas. The downtown Rock Island office market is like most rural/tertiary commercial office markets whereby there is very little leasing velocity since large occupiers in these markets will typically own their building. The leasing market is driven by smaller occupiers of space (<1,000 square foot to 5,000 square foot tenants). The greater Rock Island office market is relatively small with an overall inventory of approximately 97 buildings and 1.7 million square feet (Downtown Rock Island: 40 buildings; 950,000 Greater Rock Island: 57 buildings; 750,000 square feet). Building sizes vary throughout the market with an average building size of 15,000 to 25,000 square feet. Due to a low demand for new office, there has been no new development of office space, office tenants are forced to lease space in older office buildings, retail centers or flex type buildings. There has been only combined absorption of just over 23,000 square feet over the past 12 months, with a current vacancy rate of 5.2%. Normally a low vacancy rate would result in increasing rents, but in this case the low vacancy rate is a result of no new construction due to extremely low demand for commercial space.

³ [Indoor Air Quality \(IAQ\) Report - August 23, 2016](#)

⁴ [Indoor Air Quality \(IAQ\) Report - June 6, 2017](#)

⁵ [Indoor Air Quality \(IAQ\) Report - October 12, 2018](#)

⁶ [USPS Strategic Housing Analysis, Detailed Recommendations - October 19, 2017](#)

On April 13, 2018, CBRE was engaged by GSA to assist with the lease acquisition. The task order sought a new/replacing long term lease for 40,478 ABOA SF of office and related space, along with 26 reserved, onsite parking spaces for Government owned vehicles. The requirement includes relocating approximately 8 agencies into new space. It was confirmed that the existing leased space did not meet the new lease requirements due to space being below grade and the long history of maintenance issues. With the addition of ICE, the space requirements were later revised to a minimum of 49,843 ABOA to a maximum of 52,335 ABOA. A minimum of 37 parking spaces must also be provided on site and a term was established as 15 years, 10 years firm.

Agency Bureau Code	Total USF	Parking
1002-PUBLIC DEFENDER OFFICE	1,567	2
1041-DISTRICT JUDGE COURTROOMS & CHAMBERS	9,054	4
1044-DISTRICT CLERK	6,477	4
1046-PROBATION	3,131	9
1014-BANKRUPTCY JUDGE COURTROOMS & CHAMBERS	6,337	1
1016-BANKRUPTCY CLERK	559	1
7055-U.S. IMMIGRATION & CUSTOMS ENFORCEMENT (ICE)	6,146	6
1525-UNITED STATES MARSHALS SERVICE	7,573	6
1535-UNITED STATES ATTORNEYS OFFICE	8,999	4
	49,843	37

A FedBizOpps advertisement was posted June 11, 2018 and ran through July 13, 2018. In addition to posting the FBO advertisement, CBRE'S local broker representatives, Jake Ehrenberg and Scott Brandwein, did a thorough search for available space by searching active listing on CoStar, Loopnet, sending e-blasts, and placing calls to numerous area brokers. CBRE's Transaction Manager, Leigh Anna Sotdorus, also reached out via email and phone to her list of national broker contacts who actively track federal leases.

A market survey was conducted on August 7, 2018. A total of seven (7) existing buildings were provided in response to the advertisement. One of the locations, 1 Rock Island Arsenal (owned by ARMY) had expressed an inquiry, however, GSA determined prior to posting the FBO ad that ARMY's operations at the Arsenal would be incompatible with agencies requirements. One (1) location, 7800 W 14th Street, was outside of the delineated area. The remaining five existing buildings were in the delineated area, however, it was noted prior to the tour that the buildings would require substantial renovation and/or expansion in order to meet the space requirements.

Due to the ongoing conditions at the Courthouse, on September 27, 2018, the Central District of Illinois issued an [emergency order](#) allowing the District and Bankruptcy Court to temporarily relocate out of the building and conduct special sessions at the U.S. Courthouse in Davenport, IA. The Courts are collocating with the Southern District of Iowa until they can occupy a new lease in Rock Island. As a result, the USMS also collocated in the Davenport Courthouse. The relocation left Probation without space, and ICE as the lone tenant, with plans underway to relocate both agencies as soon as practicable.

On November 1-2, 2018, subject matter experts from GSA's Design & Construction Project Programs Division, Expert Resources Branch, visited the U.S. Post Office and Courthouse to conduct a thorough site investigation. The purpose of the visit was to assess the condition of the building to help articulate GSA's ongoing plan of operation and tenancy in the building, and identify necessary investments for potential acquisition. Over the course of the next several months, the team compiled a detailed [Infrastructure and Requirements Assessment Report](#) for the regional PBS leadership team's use in helping define GSA's long-term housing strategy.

In April 2019, the Portfolio Management Division used the report to compile a financial analysis to compare the cost of purchasing and renovating the existing courthouse versus the expected aggregated lease costs. The 30 year present value of each alternative was \$57,595,945 to purchase and renovate the building and \$62,391,083 to pursue a new lease, resulting in a difference of \$4,795,138. This aggregated lease total was based on a levelized net annual rent of \$3,408,973 (which is over the prospectus threshold of \$3,095,000). Subsequent offers received based on the original advertisement came in under the prospectus threshold. It was noted that a 20 year firm term lease would likely result in lower rental rates, thereby reducing the overall lease cost and making a lease scenario more financially comparable or even preferable to a purchase/renovation option. In addition, the delta between purchase/renovation versus a new lease does not take into account the 25,924 RSF of non-marketable basement space that the Region would have to carry as vacant if GSA decided to purchase the courthouse. Given the analysis and existing conditions, as well as the limited need for federal space in the Rock Island market, it was decided not to pursue the acquisition of the building. In addition, a low appraisal and USPS management's lack of interest in negotiations made it unlikely a deal could be reached in a timely manner.

On July 25, 2019, the lease term was revised to 20 years firm and the parking was revised to 37 parking spaces with a minimum of 17 parking spaces on site. The requirements were re-advertised on July 29, 2019 and the advertisement closed on August 23, 2019 which resulted in six interested parties proposing 11 sites. One expression is for an existing building that will require expansion and the remaining parties are proposing build-to-suit opportunities.

On September 17, 2019, John Cooke, PBS Regional Commissioner, informed the USPS that GSA will not renew the tenancy agreements (which expired September 30, 2019) for the following tenants who have already vacated the building.

Agency	Lease Number	Lease Effective	Lease Expiration	RSF	Surface Parking
1525-UNITED STATES MARSHALS SERVICE	LIL17592	10/1/2004	9/30/2019	9,446	2
1041-DISTRICT JUDGE COURTROOMS	LIL18488	10/1/2009	9/30/2019	12,046	6
1014-BANKRUPTCY JUDGE COURTROOMS	LIL18488	10/1/2009	9/30/2019	2,022	0
1044-DISTRICT CLERK	LIL18488	10/1/2009	9/30/2019	2,500	15
1046-PROBATION	LIL18488	10/1/2009	9/30/2019	2,475	0
1535-OFFICE OF U.S. ATTORNEY'S	LIL18488	10/1/2009	9/30/2019	523	0
3609-VETERANS HEALTH ADMINISTRATION	LIL18424	8/9/2010	9/30/2019	3,376	0

GSA relinquished all space and surface parking spaces on October 1, 2019. ICE will continue to remain in the building and a holdover action was processed to extend the tenancy agreement through September 30, 2020.

On September 27, 2019, GSA awarded a 5-year, 3-year firm lease to temporarily house Probation in 3,100 RSF of space in downtown Rock Island. The lease term was established to align with the estimated schedule to complete the procurement and build-out of a new long-term housing strategy.

In conclusion, since the agreed upon long-term solution for Rock Island is to not acquire the building and pursue potential housing options in the lease market, the Region is moving forward with the lease procurement.

- A Request for Lease Proposal (RLP) was sent out to potential offerors on February 4th, 2020 seeking a minimum 42,194 to a maximum of 44,304 square feet to accommodate the housing needs of the District Court, Bankruptcy Court, Probation Office, US Marshals Service, Immigration and Customs Enforcement, and the US Attorney's Office. Initial offers are due on March 20, 2020.
- A developer has expressed interest in purchasing the County Courthouse and responding to the RLP with an offer to repurpose the County Courthouse to meet the Federal Government's requirements. To date, an offer has not been submitted. If an offer is submitted, GSA will visit the subject location to determine if the property can meet the Federal Government's Requirements.

**US Government Seeks Office Lease in Rock Island, IL****Solicitation Number: 8IL2363_**

Agency: General Services Administration

Office: Public Buildings Service (PBS)

Location: PBS Center for Broker Services (47PA05)

Notice Type:

Presolicitation

Posted Date:

July 29, 2019

Response Date:

Aug 23, 2019 5:00 pm Eastern

Archiving Policy:

Automatic, 15 days after response date

Archive Date:

September 7, 2019

Original Set Aside:

N/A

Set Aside:

N/A

Classification Code:

X -- Lease or rental of facilities

NAICS Code:

531 -- Real Estate/531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

Synopsis:

Added: Jul 29, 2019 2:12 pm

General Services Administration (GSA) seeks to lease the following space:

State: Illinois**City:** Rock Island**Delineated Area:**

North: Mississippi River

South: 7th Avenue

East: 24th Street

West: 11th Street

Minimum Sq. Ft. (ABOA): 49,843**Maximum Sq. Ft. (ABOA):** 52,335**Space Type:** Office**Parking Spaces (Total):** 37 parking spaces, a minimum of 17 parking spaces must be provided on site**Parking Spaces (Surface):** 37 parking spaces, a minimum of 17 parking spaces must be provided on site**Parking Spaces (Structured):** 0**Parking Spaces (Reserved):** 37 parking spaces, a minimum of 17 parking spaces must be provided on site**Full Term:** 20 years**Firm Term:** 20 years

Option Term: N/A**Additional Requirements:**

- Space shall be located in a commercial office district with attractive, professional surroundings with a prevalence of modern design and/or tasteful rehabilitation in modern use.
- Space cannot be co-located with retail, mental health, rehabilitation centers (drug or criminal), or other social services.
- The minimum distance from K thru 12 schools shall be at least 2/10 of a mile. Areas zoned as single family residential shall not be within 2/10 of a mile. The distance shall be measured using a vehicular path of travel method.
- Churches and commercial day care uses shall not be within unobstructed line of sight of the offered building. Church appurtenances (such as steeples) may be within line of sight.
- Space must have the ability to have a minimum of three (3) elevators.
- Must have the ability to provide two (2) fully enclosed and heated sally ports.
- Space must have the ability to meet ISC Level IV Security Requirements.
- Interested parties must provide the name of the building, address, location of available space, rentable square feet offered, and contact information of authorized representative.
- All interested parties must either submit evidence of ownership or written authorization to represent the owner(s). Any submissions received without documentation of ownership and/or written authorization to represent the owner (s) will not be considered until such time the documentation has been received, which must also be submitted prior to the Expression of Interests Due Date
- In cases where an agent is representing multiple ownership entities, broker must provide written acknowledgement/permission to represent multiple interested parties for the same submission.
- Reference project number: **8IL2363**

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100-year flood plain.

Expressions of Interest Due: Friday, August 23, 2019

Market Survey (Estimated): Week of September 9, 2019

Occupancy (Estimated): February 2022

Send Expressions of Interest to:

Jake Ehrenberg & Scott Brandwein

JLL, 200 E. Randolph St, Chicago, IL 60601

Office: 312-228-3109 (Jake) / 312-228-3137 (Scott)

Email Address: Jake.Ehrenberg@am.jll.com and Scott.Brandwein@am.jll.com

Government Contact:

Lease Contracting Officer: Kovas Palubinskas, GSA

Broker: Leigh Anna Sotdorus, CBRE

Contracting Office Address:

See procurement notice or solicitation for address and remittance information.

United States

Place of Performance:

Rock Island, Illinois

United States

Primary Point of Contact.:

Jake Ehrenberg

jake.ehrenberg@am.jll.com

Secondary Point of Contact:

Leigh Anna Sotdorus,

Transaction Manager

leighanna.sotdorus@gsa.gov

Phone: 804-869-9602

Opportunity History

- **Original Synopsis**

Jul 29, 2019

2:12 pm

**Kovas Palubinskas - 5P2RJ** <kovas.palubinskas@gsa.gov>

2-story structure

1 message

Walter Popen <Walter_Popen@ilcd.uscourts.gov>

Tue, Jan 5, 2021 at 6:19 AM

To: Joseph Mulligan <joseph.mulligan@gsa.gov>, Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>

Cc: Shig Yasunaga <Shig_Yasunaga@ilcd.uscourts.gov>, Keira Unterzuber <Keira_Unterzuber@ao.uscourts.gov>, Denise Koester <Denise_Koester@ilcd.uscourts.gov>

Gentlemen.

I'm responding to our conference call yesterday regarding the validity of an Offeror's proposed 2-story structure. This issue was brought to GSA's attention back in August, 2020. And yet, here in the final review period we're learning that the Offeror is still proposing it and not being challenged by the Government. I believe it was the responsibility of the GSA real estate broker to have done their due diligence and reviewed this issue with that one Offeror during the evaluation period, and especially after those comments were provided to GSA back in August, 2020.

There is not one valid reason a 2-story structure should have been considered an acceptable solution for that proposed site. When reviewing the building plans for this site (which are minimally dimensioned and requiring it to be scaled) it clearly identifies the issues an A/E team would have with fitting the proposed courthouse structure on that particular site. The site dimensions do not provide the adequate SF area necessary to properly address all the stakeholders requirements. A 2-story structure and adjacent surface parking will not work given those guidelines and requirements.

Additionally, when I started preparing the 2-story stack and block plan, all the spatial adjacency problems (addressing the stakeholders requirements) became even more apparent. Therefore, I'm affirming here in this email that the Courts, and quite possibly all the stakeholders, are unable to accept the validity of a 2-story structure being proposed for that site until a thorough design and SF analysis is completed.

At this time, it may be best to reply to this Offeror that only a 3-story stack and block plan, which has been accepted by all the stakeholders, is the governments requirement. A copy of that plan could be included with the government reply.

I'm available to discuss this issue in more detail if necessary.

Sincerely,

Walter M. Popen

Architect/Project Manager

United States District Court

Central District of Illinois

(b) (6)



Yaniv Arazy - 5P2RH <yaniv.arazy@gsa.gov>

Central District of Illinois: Meeting with GSA Management

2 messages

Yaniv Arazy - 5P2R3 <yaniv.arazy@gsa.gov>

Fri, Mar 22, 2019 at 4:04 PM

To: Shig_Yasunaga@ilcd.uscourts.gov, Denise Koester <denise_koester@ilcd.uscourts.gov>, jeff_gustafson@ilcb.uscourts.gov, adrienne_atkins@ilcb.uscourts.gov

Good Afternoon:

I am writing to inquire about your interest and availability to schedule our annual meeting with Russ Riberto and me.

As it has always been, the intent of the meeting simply to have a frank discussion about any issues, concerns, priorities that you have with respect to your interaction with GSA thus far this year.

Unlike our previous annual meetings, we thought it would be a good idea to prepare a top-specific agenda ahead of the meetings so that we can prepare to address matters important to you as well as bring, if necessary, the appropriate GSA managers to address these issues head-on.

Please let me know what specific topics we should prepare to discuss, and whether you are interested and available to meet on Wednesday May 22nd or Thursday May 23rd.

If you don't feel the need to meet presently since we've been having discussions on pressing matters (eg. Rock Island) or if you are satisfied with the quality of service we are providing you, that is fine too. We can table this meeting for the time being.

Thank you and have a great weekend.

--

Yaniv Arazy, Planning Manager
Real Estate Division
U.S. General Services Administration
230 S. Dearborn, 33rd floor
Chicago, IL 60604
Office: 312 353-9230

(b) (6)

Shig_Yasunaga@ilcd.uscourts.gov <Shig_Yasunaga@ilcd.uscourts.gov>

Thu, Mar 28, 2019 at 2:34 PM

To: Yaniv Arazy - 5P2R3 <yaniv.arazy@gsa.gov>

Cc: adrienne_atkins@ilcb.uscourts.gov, Denise Koester <denise_koester@ilcd.uscourts.gov>, jeff_gustafson@ilcb.uscourts.gov

Mr. Arazy -

Unless you think there are some pressing matters, I would suggest we push this off meeting until the third quarter - given we have had the opportunity to discuss specific matters around the end of last year and the contacts on the Rock Island matter.

Best,

Shig W. Yasunaga
Clerk of Court
U.S. District Court for the Central District of Illinois
344 U.S. Courthouse
201. S. Vine Street
Urbana, IL 61802

(b) (6)

[Quoted text hidden]



Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>

Fwd: Parking question

6 messages

Viri Chavez <virichavez@gsa.gov>

Thu, Jan 28, 2021 at 7:55 AM

To: Joseph Mulligan - 5P2RH <joseph.mulligan@gsa.gov>, Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>

Good morning,

Per below Walter is asking about the parking requirements that are included in the lease solicitation. Can you confirm if the 20 are considered open public parking or unsecured staff parking?

Thank you,

Viri Bartley (Chavez)
Project Manager
U.S. General Services Administration
Real Estate Division
985 Michigan Avenue, Suite F312
Detroit, MI 48226
(313) 230-1149

(b) (6)

virichavez@gsa.gov

----- Forwarded message -----

From: **Walter Popen** <Walter_Popen@ilcd.uscourts.gov>

Date: Wed, Jan 27, 2021 at 5:53 PM

Subject: Parking question

To: Viri Chavez <virichavez@gsa.gov>

Viri, Hi.

Could you please clarify the parking requirement in the lease solicitation? There are 36 total spaces being required and 16 of those being secured (staff) spaces which leaves 20 unsecured. Are the additional 20 spaces considered open public parking or unsecured staff parking?

Your prompt reply is appreciated. Thanks

Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>

Thu, Jan 28, 2021 at 8:32 AM

To: Viri Chavez <virichavez@gsa.gov>

The parking is for the government

Kovas I. Palubinskas
Lease Contracting Officer
Real Estate Division
General Services Administration
230 S. Dearborn St
Suite 3300
Chicago, IL 60604

(b) (6)

On Jan 28, 2021, at 07:55, Viri Chavez <virichavez@gsa.gov> wrote:

[Quoted text hidden]

Walter Popen <Walter_Popen@ilcd.uscourts.gov>
To: Viri Chavez <virichavez@gsa.gov>
Cc: "kovas.palubinskas@gsa.gov" <kovas.palubinskas@gsa.gov>

Thu, Jan 28, 2021 at 8:52 AM

Thank you for your response.

Yes, I have more questions since the Offerors are showing these spaces separate from secured spaces on their site plans. If the additional 20 are separated from the secured, and yet not restricted by a gate or signage, how will the public know not to park in that area? Will GSA be asking that these site plans not show them as public spaces?

Thank you for the prompt clarification.

Sent from my iPhone

On Jan 28, 2021, at 8:43 AM, Viri Chavez <virichavez@gsa.gov> wrote:

CAUTION - EXTERNAL:

Good morning,

I confirmed with Kovas, the 20 additional spaces are not considered open public parking, they are for government use only. Let me know if this addressed your concern or if you would like additional information.

Thank you,

Viri Bartley (Chavez)
Project Manager
U.S. General Services Administration
Real Estate Division
985 Michigan Avenue, Suite F312
Detroit, MI 48226
(313) 230-1149
(b) (6)
virichavez@gsa.gov

On Wed, Jan 27, 2021 at 5:53 PM Walter Popen <Walter_Popen@ilcd.uscourts.gov> wrote:
Viri, Hi.

Could you please clarify the parking requirement in the lease solicitation? There are 36 total spaces being required and 16 of those being secured (staff) spaces which leaves 20 unsecured. Are the additional 20 spaces considered open public parking or unsecured staff parking?

Your prompt reply is appreciated. Thanks

CAUTION - EXTERNAL EMAIL: This email originated outside the Judiciary. Exercise caution when opening attachments or clicking on links.

Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>
To: Walter Popen <Walter_Popen@ilcd.uscourts.gov>
Cc: Viri Chavez <virichavez@gsa.gov>

Thu, Jan 28, 2021 at 9:13 AM

The 20 spaces not within the secured area are for the exclusive use of the Government, so they will need to be labeled as such.

**Kovas Palubinskas**

Lease Contracting Officer
U.S. General Services Administration
Real Estate Division
230 S. Dearborn Street, Suite 3600
Chicago, IL 60604
312-350-1971

[Quoted text hidden]

Walter Popen <Walter_Popen@ilcd.uscourts.gov>
To: Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>
Cc: Viri Chavez <viri.chavez@gsa.gov>

Thu, Jan 28, 2021 at 2:57 PM

Kovas, Thanks. Sorry for all the questions but...Can you please clarify why there is a distinction for 16 'secured' spaces and then 20 'exclusive' spaces? And what is the 1 extra space? Judges?

The RLP states all are to be 'secured':

The Government requires **37** surface/outside parking spaces, reserved for the exclusive use of the Government. These spaces must be secured and lit in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration.

So, I'm not sure why we are separating these spaces and with most proposals identifying separate and distinct parking lots.

From: Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>
Sent: Thursday, January 28, 2021 9:14 AM
To: Walter Popen <Walter_Popen@ilcd.uscourts.gov>
Cc: Viri Chavez <viri.chavez@gsa.gov>
Subject: Re: Parking question

CAUTION - EXTERNAL:

[Quoted text hidden]

Kovas Palubinskas - 5P2RJ <kovas.palubinskas@gsa.gov>

Mon, Feb 1, 2021 at 10:13 AM

To: Walter Popen <Walter_Popen@ilcd.uscourts.gov>

Cc: Viri Chavez <viri.chavez@gsa.gov>

Walter, the parking has changed several times, with some spaces identified as being needed onsite and secured and others within walking distance. The attached RLP Amendment should help clarify.



Kovas Palubinskas

Lease Contracting Officer

U.S. General Services Administration

Real Estate Division

230 S. Dearborn Street, Suite 3600

Chicago, IL 60604

(b) (6)

[Quoted text hidden]



8IL2363 - RLP Amendment 3 - Rock Island, IL - 04.09.20.pdf
233K



Yaniv Arazy - 5P2RH <yaniv.arazy@gsa.gov>

Rock Island Project Background

2 messages

Kovas Palubinskas - 5P2R6 <kovas.palubinskas@gsa.gov>

Mon, Mar 16, 2020 at 2:41 PM

To: Walter_Popen@nmid.uscourts.gov

Cc: Yaniv Arazy - 5PTA <yaniv.arazy@gsa.gov>, Joseph Mulligan <joseph.mulligan@gsa.gov>

Walter,

Welcome aboard. Attached please find the RI Fact Sheet, advertisement, and a Non-Disclosure Agreement to sign. Let me know if you have any questions. Thanks.



Kovas Palubinskas

Lease Contracting Officer

U.S. General Services Administration

Real Estate Division

230 S. Dearborn Street, Suite 3600

Chicago, IL 60604

(b) (6)

3 attachments**8IL2363 Rock Island Non_Disclosure form.pdf**

24K

**FBO Ad 20 year firm.pdf**

94K

**Fact Sheet_U.S. Post Office & Courthouse - Rock Island, IL.pdf**

543K

Walter Popen <Walter_Popen@nmid.uscourts.gov>

Mon, Mar 16, 2020 at 6:14 PM

To: Kovas Palubinskas - 5P2R6 <kovas.palubinskas@gsa.gov>

Cc: Yaniv Arazy - 5PTA <yaniv.arazy@gsa.gov>, Joseph Mulligan <joseph.mulligan@gsa.gov>

Please see the attached signed non-disclosure agreement. And thank you for sharing the fact sheet - brought me up to date real quick.

If there's any other info you see fit to help me get my bearings, please feel free to share.

Regards,

Walter M. Popen

Architect/Project Manager

United States District Court

District Court for the Northern Mariana Islands

(b) (6)

From: Kavas Palubinskas - 5P2R6 <kavas.palubinskas@gsa.gov>

Sent: Tuesday, March 17, 2020 5:42 AM

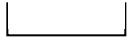
To: Walter Popen <Walter_Popen@nmid.uscourts.gov>

Cc: Yaniv Arazy - 5PTA <yaniv.arazy@gsa.gov>; Joseph Mulligan <joseph.mulligan@gsa.gov>

Subject: Rock Island Project Background

Walter,

Welcome aboard. Attached please find the RI Fact Sheet, advertisement, and a Non-Disclosure Agreement to sign. Let me know if you have any questions. Thanks.



Kovas Palubinskas

Lease Contracting Officer
U.S. General Services Administration

Real Estate Division

[230 S. Dearborn Street, Suite 3600](#)

[Chicago, IL 60604](#)

(b) (6)



WP signed 8IL2363 Rock Island Non_Disclosure form.pdf
140K